

# MEETING SUMMARY

## Eisenhower West Small Area Plan Steering Committee Meeting #3

Thursday, June 12<sup>th</sup>, 2014 | 6:30- 8:30 pm | City Hall Room 2000

### 1 Steering Committee Members Present

- Derek Hyra, Steering Committee Chair, Alexandria Planning Commission
- Judy Coleman, Steering Committee Vice Chair, Alexandria Park and Recreation Commission
- Maria Wasowski, Alexandria Transportation Commission
- Michael Adams, Community Representative
- Don Buch, Community Representative
- Charles Sumpter, Community Representative
- Jim Durham, Community Representative (called in)
- David Heiden, Business Representative
- Agnés Artemel, Business Representative
- Mary Catherine Gibbs, Business Representative
- Ken Wire, Landowner Group Representative

### 2 City Staff Present

- Faroll Hammer, Department of Planning and Zoning
- Susan Eddy, Department of Planning and Zoning
- Carrie Beach, Department of Planning and Zoning
- Radhika Mohan, Department of Planning and Zoning
- Amy Friedlander, Department of Planning and Zoning
- Steve Sindiong, Department of Transportation and Environmental Services
- Lalit Sharma, Department of Transportation and Environmental Services
- Jim Spengler, Department of Recreation, Parks and Cultural Activities

### 3 Welcome and Follow Up

- Derek Hyra, Chair of the Steering Committee, welcomed members and made introductory remarks.
- Hyra discussed the common goals and varied interests of the Steering Committee members.
- Susan Eddy, Deputy Director of the Department of Planning and Zoning, reviewed the meeting agenda and noted that there were no follow up items from the previous meeting.

#### **Staff Presentation**

*Staff continued with a presentation on the role of the Steering Committee, the small area plan boundary, and materials for the first Community Meeting. The following is a summary of the discussion on each of these presentation topics.*

### 4 Role of Steering Committee Discussion

- Staff reviewed the role and value of the Steering Committee and the difference between Community Meeting and Steering Committee meetings.
- Several principles of the Steering Committee were identified:
  - The Steering Committee meetings help in preparation for the Community Meetings and serve as opportunities for focused dialogue with its members.

- The finished product of the Steering Committee will not be the Small Area Plan itself but will be a summary of the discussions that informed it.
- The Steering Committee should spend time advocating in the community for participation in the Plan and relay comments to staff regarding the Plan.
- The Steering Committee members do not have to achieve consensus on every element of the plan.
- If the engagement process is successful, the outcome will be a Small Area Plan that sets a flexible framework for future development and will be completed in the timeframe identified.
- Where other small area plans have been developer-driven, this plan will be community-driven and attract developers after completion.
- There will be opportunities for the Consultants to interface with the Steering Committee.
- The Plan will study density and land use at the block scale and will include a range of detail to allow for flexibility while maintaining the vision for the area. It will serve as a general guide for the future of the area. For example, areas in the Plan might be designated as commercial in future land use rather than more specific uses like salons or specialty stores.

## 5 Small Area Plan Boundary Discussion

- Staff presented the Small Area Plan boundary and previous Steering Committee advice on what to include within the boundary.
- The boundary was discussed within the context of the concurrent transportation study boundary.
- Staff identified issues to extending the boundary, such as additional costs and extended timeframe, and offered how the smaller boundary could address some of the larger flooding issues in the surrounding area.
- The Plan's focus area is the Van Dorn Metro station, adjacent industrial properties, and Pickett Street. A larger boundary would lose this focus.
- Agnés Artemel explained the Eisenhower Partnership's reasoning for an extended boundary, noting that the Eisenhower Avenue corridor should not be split by small area plans. She also acknowledged that the City did meet with her to discuss the Eisenhower Partnership's request for a larger boundary and how the City could address some of their concerns through other means such as the Rezoning Policy.
- One element or chapter of the Plan could include "connectivity to adjacent neighborhoods," to address how the Plan will exist within the larger area.
- It was noted that the Seminary Hill Association would be discussing the boundary at their June 12<sup>th</sup> meeting.
- The Plan cannot capture or anticipate every outcome but will still inform adjacent areas.
- The Plan boundary incorporates warehouses south of Edsall Road and just east of the City boundary in order to further study the location, type, and site parameters for industrial uses.
- The Steering Committee accepted the Plan boundary with the following comments:
  - Consider how the Plan fits into the entirety of the City.
  - Traffic continues to be a concern and the transportation study will investigate that.

## 6 Review of Community Meeting #1 Materials

- A goal of the group activity at the Community Meeting should be to generate a list of what the community wants to see happen in the area and the trade-offs needed to make them happen.

- Parameters of the activity and meeting should be explained in the beginning.
- The gathered input should be understood with the idea that not everyone from the community has participated.
- Staff noted that the group activity is meant to generate a range of ideas, from large and ambitious to smaller interventions. The time for editing will come later in the planning process.
- A guiding question could be “If you do not like what is there, what would you like to replace it with? What would you like to see in 10 years?”

## **7** Wrap Up and Next Steps

- Staff discussed the agenda for the next Steering Committee meeting on June 30<sup>th</sup>, which will be focused on the transportation study.